



GENERAL PLAN & DOWNTOWN SPECIFIC PLAN PLANNING COMMISSION CITY OF SOUTH PASADENA

FEBRUARY 11, 2020



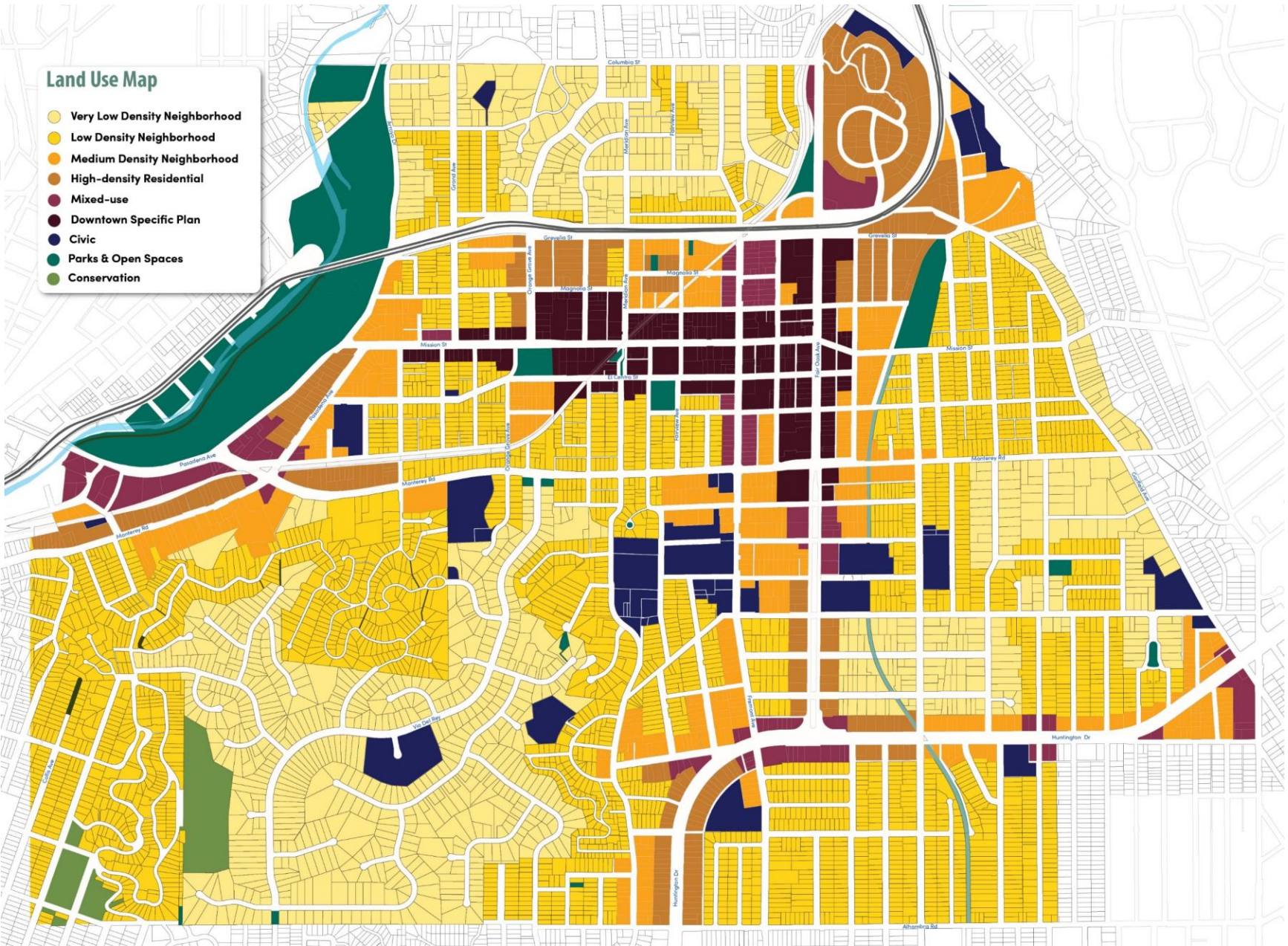


MEETING OBJECTIVES

- Review Land Use Table
- Discussion

Land Use Map

- Very Low Density Neighborhood
- Low Density Neighborhood
- Medium Density Neighborhood
- High-density Residential
- Mixed-use
- Downtown Specific Plan
- Civic
- Parks & Open Spaces
- Conservation





PLANNING DESIGNATIONS

Residential

Very Low (0-3.9 units/acre): This designation permits detached single family homes and is characterized by lots over 10,000 square feet.

Low (4-5.9 units/acre): This designation permits detached single family homes and is characterized by lots of 5,000 to 10,000 square feet.

Medium (6-13.9 units/acre): This designation permits attached housing types, such as townhomes and duplexes and detached single family homes on smaller lots.

High (14-24 units/acre): This designation permits multi-family residential development. It is intended to identify and conserve existing concentrations of such development in the city. These areas are characterized by multi-story apartments and condominiums.

Mixed Use

Encourages a wide range of building types depending on neighborhood characteristics that house a mix of functions, including commercial, entertainment, office, and housing at approximately 24 to 30 units per acre and 14 to 24 units per acre outside the Downtown Specific Plan area. An intensity of 2.5 FAR is permitted throughout the City and an FAR of up to 3.0 is allowed at the Ostrich Farm.

Civic

Accommodates civic functions such as government offices, libraries, schools, community center, and places of religious worship.

Parks & Open Space

Includes active and passive public parks of all sizes to maintain open space areas for public recreation and leisure resources. These zones can range from small pocket parks to larger community parks and may include playgrounds or other recreation facilities.

Conservation

Intended to preserve the natural characteristics of properties that have been acquired by the City, while providing the public opportunities for recreation and passive enjoyment. Maintain as Open Space.

Regulating Plan

Town Core

Town Corridor

Open Space

City-owned Properties

Historic Districts

Mission West/Historic Business

North of Mission

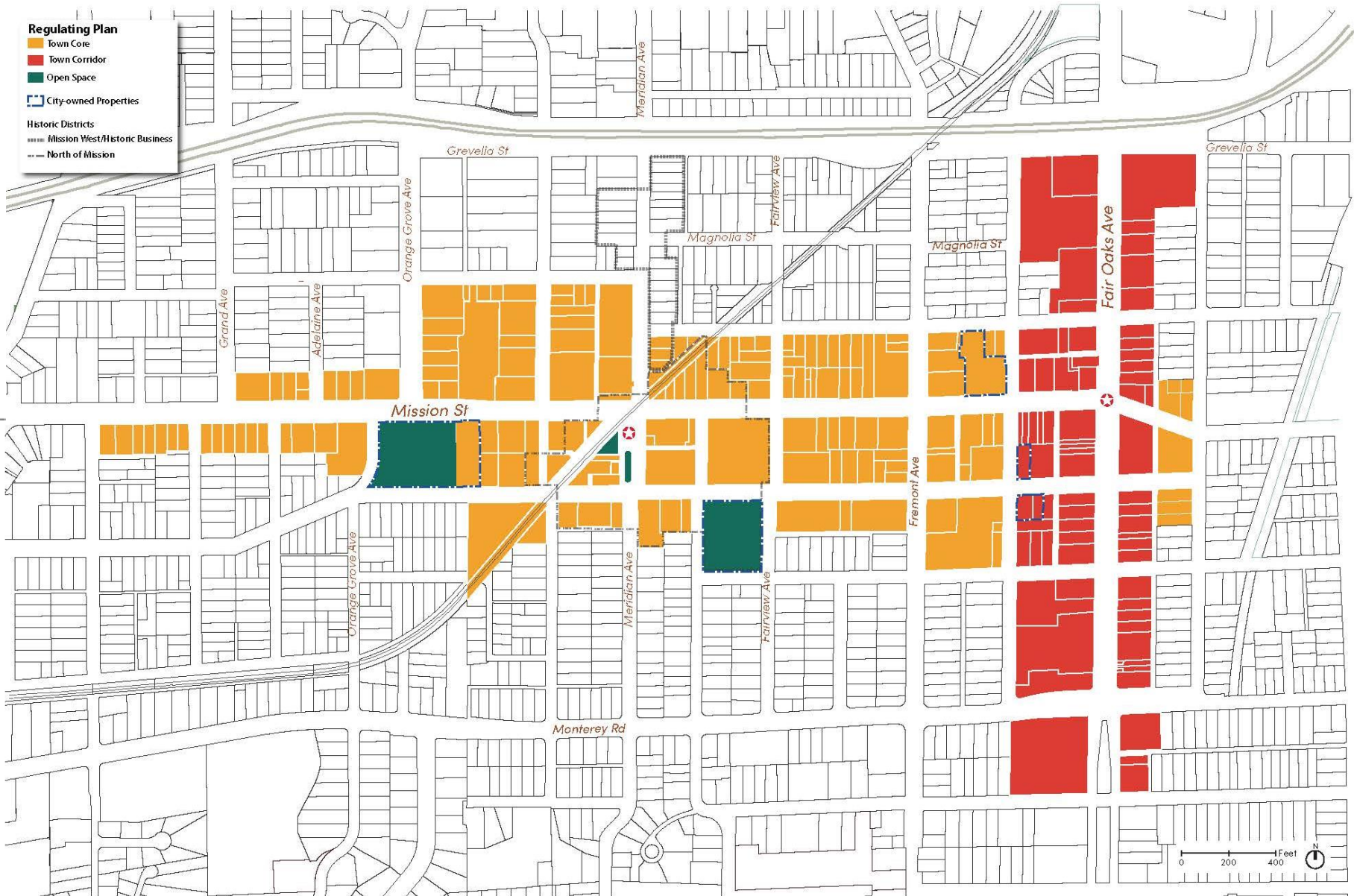


Figure 4.2.1: Downtown regulating plan.

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Figure 4.2.2: Summary of Zoning Districts

| Zoning District | Mission Street Zone | Fair Oaks Avenue Zone |
|------------------------------|---|--|
| Intent |   <p>Mission Street is South Pasadena’s traditional Main Street with small-er-scale cultural, civic, retail, and transit-oriented mix of uses.</p> |   <p>Fair Oaks Avenue is a wider street with larger format retail and office uses, including neighborhood serving shopping centers into a walkable urban format.</p> |
| Desired Form | <p>New buildings are block scale, up to three stories in height, buildings close to property line, and active ground floor commercial activities on key streets.</p> | <p>New buildings are block scale, up to four stories in height, buildings close to property line, and active ground floor commercial activities on key streets.</p> |
| Streetscape and Public Realm | <p>Active streetscapes providing continuity with adjacent areas. Commercial frontages such as shopfronts, arcades, or galleries; wide sidewalks; and street trees encourage interesting, safe, and comfortable walking environment.</p> | <p>Fair Oaks Avenue is envisioned to be configured as a grand tree-lined street with commercial frontages, wide sidewalks, four travel lanes, two protected bicycle lanes and parallel parking on both sides.</p> |
| Parking | <p>Parking consists of on-site spaces located either behind buildings or in above- or underground parking structure. On-street public parking spaces are provided. Parking ratios are lower due to available transit and shared parking options.</p> | <p>Parking consists of on-site spaces located either behind buildings or in above- or underground parking structure. On-street public parking spaces are provided. Parking ratios are lower due to available transit and shared parking options.</p> |
| General Use | <p>Buildings are occupied with ground floor retail, cultural, entertainment, and office activity. Upper floors and the floor area behind shopfronts is flexible for a wide variety of office, lodging, or housing uses.</p> | <p>Buildings are occupied with ground floor commercial, retail, and office activity. Upper floors and the floor area behind shopfronts is flexible for a wide variety of office, lodging, and housing uses.</p> |

DRAFT SPECIFIC PLAN PLAN | PAGE 96

| | | MS | FO |
|---|--|-----|-----|
| 1 | Retail Stores and Shops | | |
| | Supermarket and home improvement center | — | P |
| | Neighborhood market, pharmacy | P | P |
| | Restaurants | P | P |
| | Drive through (any retail use) | — | — |
| | Retail businesses | P | P |
| | Alcohol businesses, off sale and on sale, including on-site brewing | CUP | CUP |
| | Banks, ATMs | P | P |
| 2 | Services | | |
| | Personal Services | | |
| | Salons, barber shops, day care, tailors, shoe repair shops, and dry cleaning shops, and similar uses. | P | P |
| | Personal Services (restricted) Banquet facility/catering, accessory massage (licensed, therapeutic, and in conjunction with primary businesses such as day spa, beauty salon, barber shop or similar uses) and tanning salons. | — | CUP |
| | Professional Services Accounting, advertising agencies, attorneys, commercial art and design services, counseling services, scientific and research organizations, financial management and investment counseling, real estate and insurance office, management and public relations services, photo studio, urgent care clinic, and medical clinic (doctor, dentist). | P | P |
| 3 | Light Industrial, Craft Manufacturing, and Processing | | |
| | Artisan/craft manufacturing, commercial kitchen, printing and publishing. | CUP | CUP |

| | | MS | FO |
|---|--|-----|-----|
| 4 | Public Assembly, Education, Recreation | | |
| | Civic building | P | P |
| | Public assembly, meeting facility, place of worship | P | P |
| | Cultural Institutions (performing arts centers for theater, dance and events, museums, art galleries, and libraries) | P | P |
| | Health/fitness facility, and studios for arts, dance, music, martial arts | CUP | CUP |
| | School, public or private (includes business, trade schools, colleges) | CUP | CUP |
| | Theater, cinema, or performing arts | CUP | CUP |
| | Recreational and entertainment uses | CUP | CUP |
| 5 | Residential | | |
| | Group home | P | P |
| | Lodging: Hotel, motel, B&B Inn | CUP | CUP |
| | Single-family dwelling(s), duplex, multiplex | P | — |
| | Multi-family dwelling(s) | P | P |
| | Home occupation | P | P |
| | Home office | AUP | AUP |
| 6 | Auto Related | | |
| | Parking facility, public or private | CUP | CUP |
| | Auto Service Station | CUP | CUP |
| 7 | Other Uses | | |
| | Farmers market, certified | AUP | AUP |
| | Outdoor community events | AUP | AUP |

Key to Table

| | | | |
|-----|---------------------------|----|---------------------|
| P | Permitted | — | Not Permitted |
| CUP | Conditional Use Permit | MS | Mission Street Zone |
| AUP | Administrative Use Permit | FO | Fair Oaks Zone |

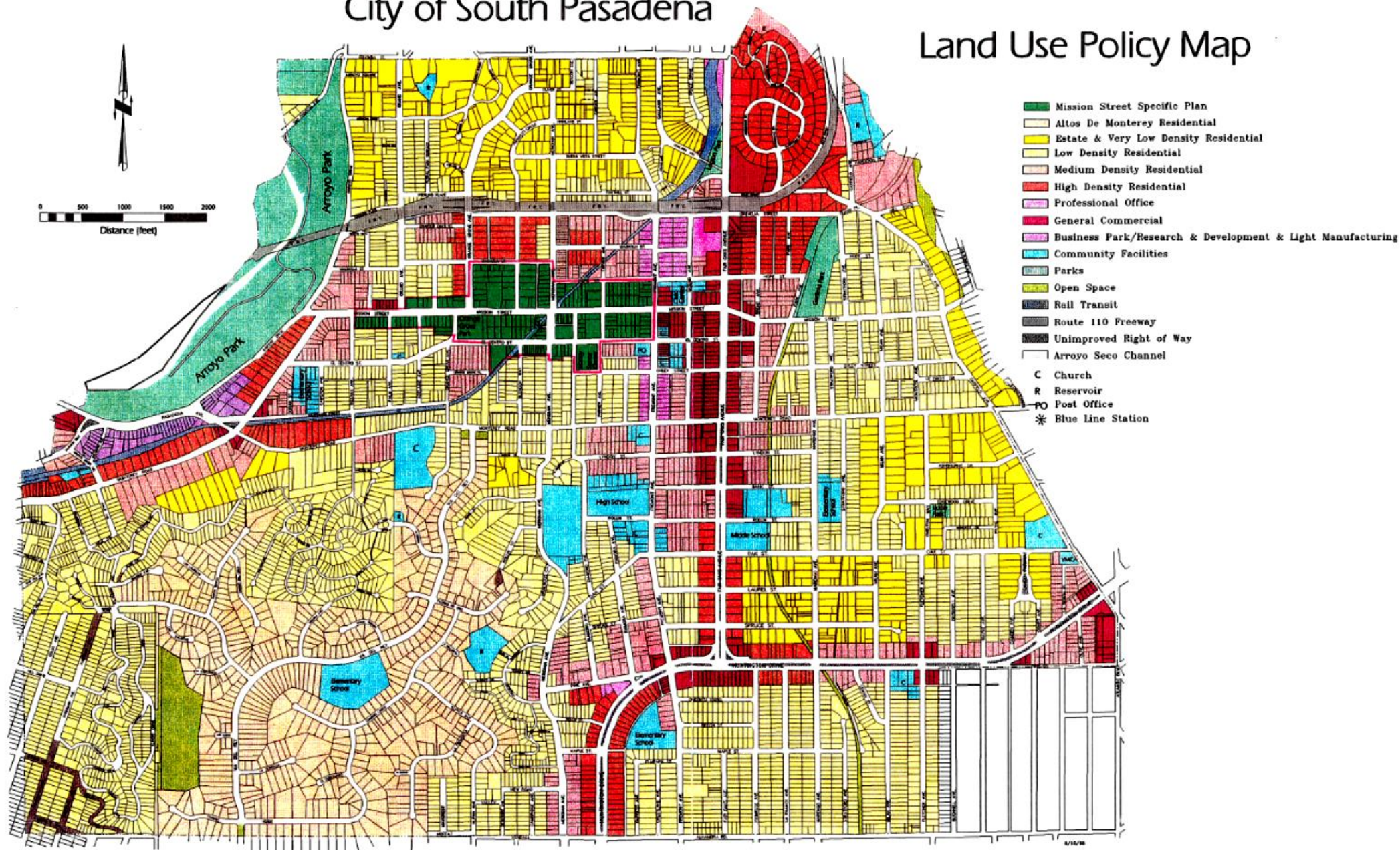
Table 4.3.1 Requirements

| | |
|---|---|
| 1 | All land use types, including secondary and incidental accessory uses, are subject to the applicable requirements of the zoning district, including building size, frontage, and all applicable right-of-way and access requirements. |
| 2 | Uses not listed are prohibited. |

SOUTH PASADENA LAND USE POLICY MAP

City of South Pasadena

Land Use Policy Map





SOUTH PASADENA CITY CODE, CHAPTER 36 ZONING | ARTICLE 2, PERMITTED LAND USES

| TABLE 2-4. ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL & BUSINESS PARK DISTRICTS | P | Permitted Use | | |
|--|-------------------------------|------------------------------------|-----|-----------------------------|
| | CUP | Conditional Use Permit required | | |
| | AUP | Administrative Use Permit required | | |
| | — | Use not allowed | | |
| | PERMIT REQUIREMENT BY ZONE | | | Specific Use Regulations |
| LAND USE (1) | CO | CG | BP | |
| MANUFACTURING & PROCESSING USES | | | | |
| Electronics, equipment, and appliance manufacturing | — | — | P | |
| Food and beverage products manufacturing | — | — | P | |
| Furniture/fixtures manufacturing, cabinet shops | — | — | P | |
| Handcraft industries, small-scale manufacturing, less than 3,500 sf | — | — | P | |
| Handcraft industries, small-scale manufacturing, 3,500 sf or more | — | — | CUP | |
| Laundries and dry cleaning plants, less than 3,500 sf | — | — | P | |
| Laundries and dry cleaning plants, 3,500 sf or more | — | — | CUP | |

| | | | | |
|---|---|-----|-----|------------|
| Media post production facilities | — | — | P | |
| Metal products fabrication, machine/welding shops | — | — | P | |
| Photographic processing plants, less than 3,500 sf | — | — | P | |
| Photographic processing plants, 3,500 sf or more | — | — | CUP | |
| Plumbing and heating shops, less than 3,500 sf | — | — | P | |
| Plumbing and heating shops, 3,500 sf or more | — | — | CUP | |
| Printing and publishing, less than 3,500 sf | — | P | P | |
| Printing and publishing, 3,500 sf or more | — | P | CUP | |
| Recycling facilities | — | CUP | CUP | 36.350.160 |
| Recycling facilities— Reverse vending machines | — | P | P | 36.350.160 |
| Warehouses, wholesaling and distribution | — | — | P | |
| RECREATION, EDUCATION & PUBLIC ASSEMBLY USES | | | | |
| Adult entertainment businesses | — | — | (2) | 36.350.030 |
| Clubs, lodges, fraternal organizations | — | CUP | CUP | |
| Health and fitness facilities | — | CUP | CUP | |



SOUTH PASADENA CITY CODE, CHAPTER 36 ZONING

| | | | | |
|---|-----|-----|-----|------------|
| Indoor amusement/entertainment facilities | — | P | CUP | |
| Libraries, museums, galleries | — | AUP | CUP | |
| Outdoor recreation facilities | — | CUP | CUP | |
| Schools—Private | — | CUP | CUP | |
| Schools—Specialized education and training | — | CUP | CUP | |
| Special needs educational and training facilities | — | CUP | CUP | |
| Studios—Dance, martial arts, music, photography, etc. | — | CUP | CUP | |
| Theaters and auditoriums | — | CUP | — | |
| Community gardens | CUP | CUP | CUP | 36.350.230 |
| RESIDENTIAL USES | | | | |
| Emergency shelter | — | — | P | 36.350.250 |
| Live/work units | — | — | — | 36.350.110 |
| Mixed-use projects | CUP | CUP | — | 36.350.120 |
| Single room occupancy | — | — | P | 36.350.260 |
| RETAIL TRADE | | | | |
| Alcoholic beverage sales | — | CUP | — | 36.350.040 |
| Auto parts sales | — | P | — | |
| Auto sales and rental | — | CUP | CUP | |
| Building material stores | — | P | CUP | 36.350.220 |

| | | | | |
|--|-----|--------|-----|------------------------|
| Coffee roasting and packaging, retail | — | CUP | — | |
| Construction/heavy equipment sales and rental | — | CUP | CUP | |
| Convenience & liquor stores | — | CUP | — | 36.350.040 |
| Department stores | — | P | — | |
| Equipment sales and rental | — | CUP | CUP | |
| Extended hour businesses (11:00 p.m. to 6:00 a.m.) | — | CUP | CUP | |
| Furniture, furnishings and appliance stores | — | P | — | |
| Gas stations | — | CUP | CUP | |
| General retail | — | P | CUP | 36.350.140, 36.350.220 |
| Grocery stores | — | AUP | — | |
| Hardware stores | — | P | — | |
| Multitenant retail | — | CUP | — | |
| Outdoor display and retail activities | — | CUP | CUP | |
| Plant nurseries and garden supply stores | — | P | — | 36.350.140, 36.350.220 |
| Restaurants | CUP | P | P | |
| Restaurants, multitenant retail | | CUP(3) | | |
| Restaurants, take-out and with accessory retail food | CUP | P | P | |



SOUTH PASADENA CITY CODE, CHAPTER 36 ZONING | ARTICLE 2, PERMITTED LAND USES

| | | | | |
|--|-----|---|---|--|
| Restaurants, take-out and with accessory retail food | CUP | P | P | |
| Restaurants, with catering | CUP | CUP | CUP | |
| Restaurants, with catering and accessory retail food | CUP | CUP | CUP | |
| Restaurants, with outdoor dining | CUP | AUP | CUP | 36.350.130 |
| Second hand stores | — | P | — | |
| Tobacco retailer—Primary use | — | P | CUP | SPMC Chapter 18, Part 6 or its successor |
| Tobacco retailer—Accessory use | — | As required for the primary use that the accessory use is associated with | As required for the primary use that the accessory use is associated with | |
| Warehouse retail | — | CUP | — | 36.350.220 |
| SERVICES—BUSINESS & PROFESSIONAL | | | | |
| Automated teller machines (ATMs) | P | P | P | 36.350.060 |
| Banks and financial services | — | P | P | |
| Business support services | — | CUP | P(5) | |

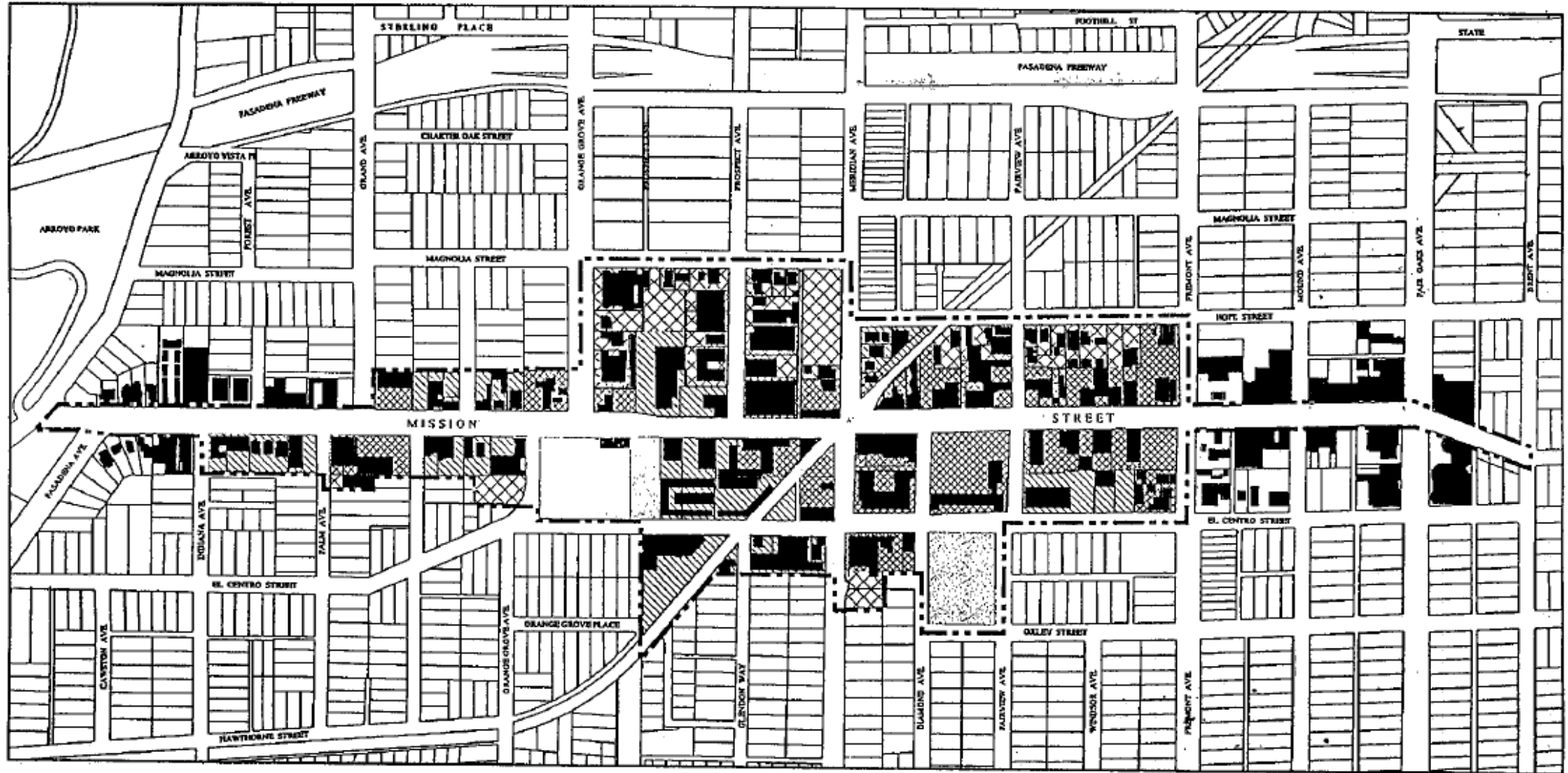
| | | | | |
|--|--------|-----|-----|---------------|
| Offices—Production, research and development | P | P | P | |
| Offices—Professional and administrative | P | P | P | |
| SERVICES—OTHER | | | | |
| Ambulance service | — | CUP | CUP | |
| Bed and breakfast inns | CUP | CUP | — | |
| Child/adult day care centers | — | CUP | CUP | |
| Contractor storage yard | — | — | CUP | |
| Convenience services | P | P | P | |
| Hotels and motels | — | CUP | — | |
| Medical services—Clinics | — | CUP | — | |
| Medical services—Laboratories | — | CUP | P | |
| Medical services—Offices | P | P | P | |
| Massage Establishment | — | CUP | — | SPMC 17.15(B) |
| Personal services | CUP(4) | P | — | SPMC 17.13 |
| Personal services—Restricted | — | AUP | — | |
| Vehicle repair and maintenance—Major repair work | — | CUP | — | |
| Vehicle repair and maintenance—Service and maintenance | — | CUP | — | |



SOUTH PASADENA CITY CODE, CHAPTER 36 ZONING | ARTICLE 2, PERMITTED LAND USES

| | | | | |
|---|-----|-----|-----|------------|
| Veterinary clinics, hospitals, kennels | — | CUP | CUP | |
| Wine cellar | — | P | P | |
| TRANSPORTATION & COMMUNICATIONS | | | | |
| Parking facilities/vehicle storage | — | CUP | — | |
| Broadcasting studios | — | CUP | P | |
| Telecommunications facilities | CUP | CUP | CUP | 36.350.210 |

MISSION STREET SPECIFIC PLAN



Prepared by Patricia Smith, ASLA

Figure 11 Land Use and Development Districts





MISSION STREET SPECIFIC PLAN | TABLE 5, PERMITTED LAND USES

| District | District Function | Ground Floor Uses On Street Frontages | Other Uses |
|----------|--|--|---|
| A | Pedestrian-Oriented Mixed-Use/Commercial Core and Nodes | Convenience Retail and Services Restaurants Specialty Realty | Live/Work Space Housing units Hotel or Bed & Breakfast Inn with up to 16 room Offices Studios (art, dance, music, yoga, exercise) Cottage Industry in Live/Work Space Extensions of ground floor uses |
| B | Complementary Use Areas | Office Cottage Industry Live/Work Space Housing Units | Office Cottage Industry Live/Work Space Housing units |
| C | Transitional Edges | NA Professional Office or Bed & Breakfast Inn in Renovated Historic Resources or in new buildings of similar style or size Multi-family housing or parking | Same uses permitted on all floors |
| C-2 | Transitional Edge 700, 704 Prospect Avenue; 900, 913 Magnolia Street | Professional Office or Bed & Breakfast Inn in renovated Historic Resources or in new buildings of a similar style or size Two-Family housing or parking | Same uses permitted on all floors |
| D | Community Services | NA Publicly owned facilities that primarily provide services to residents | Same uses permitted on all floors |
| E | Open Space | NA Publicly owned facilities that primarily provide services to residents | Same uses permitted on all floors |



MISSION STREET SPECIFIC PLAN | DEFINITIONS OF USE CATEGORIES

| Category | Permitted Uses |
|--------------------|---|
| Convenience Retail | <ul style="list-style-type: none">• Bakery or confectionery shop• Bicycle store• Book or stationary store• Computer or computer supply store• Florist or small nursery• Food/ grocery store, including produce, cheese, meat, wine, delicatessen, health food• Camera or photography supply store• Greeting cards• Hardware• Musical instruments including instruction and repairs• Newsstand• Pets• Sporting goods• Toys• Video sales• Other similar retail items as determined by the Community Development Director |

| Category | Permitted Uses |
|---------------------|---|
| Convenience Service | <ul style="list-style-type: none">• Barber, beautician or cosmetologist• Child care facility• Copying• Custom dressmaking or millinery• Dry cleaning• Financial services as limited by Chapter 5• Laundry or self-service Laundromat• Locksmith• Interior decorator or designer• Optician• Photographer• Shoe repair• Tailor• Travel agency• Video rentals• Other similar services as determined by the Community Development Director |



MISSION STREET SPECIFIC PLAN | DEFINITIONS OF USE CATEGORIES

| Category | Permitted Uses |
|------------------|---|
| Cottage Industry | <ul style="list-style-type: none">• Ceramic products using only previously pulverized clay and kilns fired by electricity or low gas• Furniture• Glass and glazing• Jewelry• Ornamental iron work• Signs• Textiles• Florist or Floral Design• Bookbinding• Catering• Printing or publishing• Upholstering• Welding• Other similar uses as determined by the Community Development Director |

| Category | Permitted Uses |
|--------------------|---|
| Financial Services | Services including but not limited to those typically offered by banks, savings and loans, thrift associations, credit unions, brokerage firms, real estate offices, insurance companies, escrow offices, title insurance companies and financial advisors, but excluding automatic teller devices. |



MISSION STREET SPECIFIC PLAN | DEFINITIONS OF USE CATEGORIES

| Category | Permitted Uses |
|-----------------|--|
| Life/Work Space | A habitable space which combines both a work and commercial area' which is permitted in the District in which it is located, e.g., art studio/gallery or Cottage Industry, with a residence. Live/Work Space may be located on any combination of floors in a mixed-use building, e.g., the art gallery and studio may be on the first floor with the -living space on the second; the studio may be on the second floor with the living space on the third; or both may be on the same floor, except that the-living space may not be located on the ground floor within 20 feet of the building frontage. Live/Work Space on the second or third floor of a building is a residential use for the purposes of this Specific Plan; Live/Work Space on the' first floor is a commercial use. |

| Category | Permitted Uses |
|-----------------------------------|--|
| Pedestrian Oriented uses | Uses that draw a relatively high volume of customers and create interest along the street, including but not limited to restaurants, Specialty Retail, Convenience Retail and Convenience Services. |
| Specialty or "Destination" Retail | <ul style="list-style-type: none">• Antiques• Art gallery• Art supplies• Candy• Crafts• Clothing boutiques, such as women's, men's or children's clothing, millinery or haberdashery either new or used• Equestrian equipment• Jewelry• Gifts• Other similar retail items as determined by the Community Development Director |

MISSION STREET SPECIFIC PLAN

4.3 Conditional uses

The following uses are permitted, subject-to the specified limitations, provided a conditional use permit is obtained:

- 4.3.1 District A
 - A. Bars in conjunction with and within restaurants. A bar shall not comprise more than 20% of a restaurant's total floor area.
 - B. Live entertainment in restaurants, studios or other establishments.
 - C. Financial Services in ground floor storefront space, provided each Financial Service occupies not more than two storefront bay and there are not more than two storefront bays occupied by Financial Services per Block Face, except where the Block Face exceeds 300 feet in length, in which case one additional Financial Service is permitted for each additional 150 feet of street frontage.
 - D. Studios, including art, dance, music, yoga, exercise and similar uses, and Cottage Industry uses are permitted behind the storefront space or on second floors.
 - E. Automobile repair uses, excluding painting or body work, on parcels which do not abut Mission Street, provided such uses are located within or behind a storefront building that meets the standards and guidelines in this Specific Plan.
 - F. Service stations (as defined in Section 36.162 of the Zoning Code) in the West Area.
- 4.3.2 District B. Restaurants/Cafes at 806, 808, and 810 Meridian Avenue. Sidewalk Dining is prohibited in front of or adjacent to the properties at 806, 808, and 810 Meridian Avenue.
- 4.3.3 District C. Nursing and convalescent homes or hospitals are not encouraged because they do not add potential transit users. However, they are permitted with a conditional use permit, on a Bonus Site on which additional parking is provided as specified in Chapter 6 and on which the Applicant agrees to allow the City to build up to one additional level of public parking.

MISSION STREET SPECIFIC PLAN

4.4 Prohibited Facilities and Uses

The following facilities and uses are expressly prohibited in the Specific Plan Area:

- A. Drive-In or -Through Facilities, including restaurants, food stores, banks, cleaners and the like. A Drive-In or -Through Facility is any portion of a building or structure from which business is transacted, or is capable of being transacted, directly with a customer located in a motor vehicle during such business) transaction.
- B. Walk-up windows, i.e., openings in walls or display windows of the front facade through which food or other items may be passed. This provision does not apply to automatic teller machines which are permitted.
- C. Billboards
- D. Service stations (as defined in Section 36.162 of the Zoning Code) in the Core Area.
- E. Car washes of any kind.
- F. Automobile repair uses on parcels that abut Mission Street.

With respect to the termination of nonconforming uses only (and not with respect to other site and building characteristics) as required by Section 36.803.1 of the Zoning Code, discontinuance of such use for a period of 6 months shall be deemed to constitute abandonment in the Specific Plan Area.



Upcoming Planning Commission Meetings: General Plan/DTSP Discussions

| Date/Time | Location | Topic |
|---------------------------------------|--|--|
| February 11, 2020 6:30PM to 8:30PM | City Council Chambers 1414 Mission Street | Permitted Land Uses |
| March 10, 2020 6:30PM to 8:30PM | City Council Chambers 1414 Mission Street | Development Standards Part 1 |
| April 14, 2020 6:30PM to 8:30PM | City Council Chambers 1414 Mission Street | Development Standards Part 2 and Parking |
| May 12, 2020 6:30PM to 8:30PM | City Council Chambers 1414 Mission Street | Signage and Special Events |

An aerial, isometric-style illustration of a city street grid. The buildings are rendered in various shades of purple, blue, and orange, with green trees interspersed throughout. A semi-transparent grey rectangular box is centered over the image, containing the text "Questions and Comments?".

Questions and Comments?